



4.98 Acres/2.0 Hectares

US 183 is 1.5 miles/2.4 km east

Utilities

Gateway location to more than
10,000 proposed residences

Zoning - General Commercial

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**4.98 Acres/2.0 Hectares
Lakeline at Crystal Falls SE**

Site 12

Property				
Total Acreage: 4.98 acres/2.0 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. W	
Location				
City: Leander			County: Williamson	
Address/Directions: Southeast (SE) corner of Lakeline Blvd. and Crystal Falls Parkway				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.5 miles/2.4 kilometers east			Type of Zoning: General Commercial	
Distance to Interstate Highways: 14 miles/22.5 kilometers east				
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 400 x 560 feet/122 x 171 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: 1.5 mile/2.4 km east			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Proposed neighborhood shopping center at the gateway to one of the largest residential communities in Leander	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Office, Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.48 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 8 inch/20.32 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Bill Hinckley	Phone: (713) 524-5263	Facs: (713) 524-2807	Email: lookoutgroup@hotmail.com	Web Site: www.crystalfalls.net
Sales Price: Negotiable			Lease Price: Not applicable	
Comments: Now Leasing for retail/office center development at one of the community's major corners. Close proximity to four schools, upscale neighborhoods and major arterials. High traffic counts.				